



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider approving the 1989, 1990 and 1991 Growth Management allocations for single-family, medium density and high density as approved by the Planning Commission.

MEETING DATE: May 6, 1992

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council consider approving the 1989, 1990 and 1991 Growth Management allocations for single-family, medium density and high density as approved by the Planning Commission.

BACKGROUND INFORMATION: Attached are copies of the Planning Commission's allocations, the points assigned by the staff and maps showing the various projects. All persons requesting allocations received them. In fact, there are additional high density units left that no one requested.

In 1992 there will be more single-family requests than are available. The Planning Commission is working on a policy as to how to handle that situation.

Allocations not used are available for future years. However, little or no multiple-family appears on the horizon.

FUNDING: None required


James B. Schroeder
Community Development Director

JBS/cg

Attachments

APPROVED. 

THOMAS A. PRERSON
City Manager



DEVELOPMENT PLAN ALLOCATION REQUESTS

Low Density Allocations Requested

PROJECT	'89-'91	1992	1993	1994	1995	1996	TOTALS
LODI WEST	80	53	74	58	25	0	290
MORIMOTO/NEUHARTH	0	65	0	0	0	0	65
BANGS RANCH	104	0	0	0	0	0	104
BENNETT AND COMPTON	0	0	0	0	0	0	0
COLVIN RANCH	60	0	0	0	0	0	60
CENTURY MEADOWS 1	48	62	91	0	0	0	201
JOHNSON RANCH 2	73	100	0	0	0	0	173
CENTURY MEADOWS 4	81	36	0	0	0	0	117
TOWNE RANCH	107	62	51	49	57	78	404
BRIDGEHAVEN	0	0	0	0	0	0	0
CENTURY MEADOWS 2	62	43	58	0	0	0	163
CENTURY MEADOWS 3	102	99	0	0	0	0	201

PROJECT	'89-'91	1992	1993	1994	1995	1996	TOTALS
LODI WEST	0	0	0	0	51	0	51
MORIMOTO/NEUHARTH	0	22	0	0	0	0	22
BANGS RANCH	36	0	0	0	0	0	36
BRIDGEHAVEN	50	0	0	0	0	0	50

High Density Allocations Requested

PROJECT	'89-'91	1992	1993	1994	1995	1996	TOTALS
BENNETT & COMPTON	72	72	0	0	0	0	144

Development Plan Scoring Summary

	(CRITERIA														
PROJECT	A	B	C	D1	D2	D3	D4	E	F	G	H	I	J	TOTALS	
LODI WEST	5	7	200	10	8	8	0	0	11	0	0	30	5	284	
MORIMOTO/NEUHARTH	7	0	200	7	10	10	10	0	10	0	0	20	10	284	
BANGS RANCH	5	0	200	5	10	13	10	0	15	0	0	15	10	283	
BENNETT AND COMFTON	7	7	200	10	10	10	10	4	10	0	?	15	0	283	
COLVIN RANCH	5	0	200	5	10	10	10	0	10	0	0	20	10	280	
CENTURY MEADOWS 1	7	0	200	3	10	8	4	0	13	0	0	25	10	280	
JOHNSON RANCH 2	5	0	200	5	10	8	10	0	10	0	0	20	10	278	
CENTURY MEADOWS 4	3	5	200	3	10	8	4	0	10	0	0	25	10	278	
TOWNE RANCH	7	7	200	10	8	10	0	0	8	0	0	25	0	275	
BRIDGEHAVEN	7	0	200	7	10	10	10	0	10	0	0	20	0	274	
CENTURY MEADOWS 2	3	0	200	3	10	8	4	0	10	0	0	25	10	273	
CENTURY MEADOWS 3	3	0	200	3	10	8	4	0	10	0	0	25	10	273	

? SITE PLAN AND PROJECT DESIGN – BONUS POINTS FOR MULTI-FAMILY PROJECTS
WILL BE AWARDED BY THE PLANNING COMMISSION AND SPARC.

PROPOSED BUILDING PERMIT ALLOCATION SCHEDULE

SINGLE FAMILY 65%

<i>PROJECT</i>	1989	1990	1991	TOTAL '89-'91
LODI WEST	26	27	27	80
MORIMOTO/NEUHARTH	6	7	6	19
BANGS RANCH	34	35	35	104
COLVIN RANCH	20	20	20	60
CENTURY MEADOWS 1 *	16	16	16	48
JOHNSON RANCH 2	43	43	43	129
CENTURY MEADOWS 4	29	29	29	87
TOWNE RANCH	35	36	36	107
CENTURY MEADOWS 2 *	25	26	25	76
CENTURY MEADOWS 3 *	24	24	25	73
<i>RECOMMENDED ALLOC.</i>	258	263	262	783
<i>MAX. PERMITTED ALLOC.</i>	258	263	262	783
<i>UNUSED ALLOCATIONS</i>	0	0	0	0

* ALLOCATIONS WERE AWARDED FOR THE PORTION OF THE PROJECT IN PRIORITY AREA ONE.

MEDIUM DENSITY 10%

<i>PROJECT</i>	1989	1990	1991	TOTAL '89-'91
MORIMOTO/NEUHARTH	0	0	22	22
BANGS RANCH	18	18	0	36
BRIDGEHAVEN	22	22	6	50
<i>RECOMMENDED ALLOC.</i>	40	40	28	108
<i>MAX. PERMITTED ALLOC.</i>	40	40	40	120
<i>UNUSED ALLOCATIONS</i>	0	0	12	12

HIGH DENSITY 25%

<i>PROJECT</i>	1989	1990	1991	TOTAL '89-'91
BENNETT & COMPTON	99	45	0	144
<i>RECOMMENDED ALLOC.</i>	99	45	0	144
<i>MAX. PERMITTED ALLOC.</i>	99	101	101	301
<i>UNUSED ALLOCATIONS</i>	0	56	101	157

PROPOSED BUILDING PERMIT ALLOCATION SCHEDULE

SINGLE FAMILY 65%

PROJECT	1989	1990	1991	TOTAL '89-'91	REQ. '92	TOTAL '89-'92
LODI WEST	26	27	27	80	53	133
MORIMOTO/NEUHARTH	6	7	6	19	46	65
BANGS RANCH	34	35	35	104	0	104
COLVIN RANCH	20	20	20	60	0	60
CENTURY MEADOWS 1 *	16	16	16	48	0	48
JOHNSON RANCH 2	43	43	43	129	44	173
CENTURY MEADOWS 4	29	29	29	87	30	117
TOWNE RANCH	35	36	36	107	62	169
CENTURY MEADOWS 2 *	25	26	25	76	29	105
CENTURY MEADOWS 3 *	24	24	25	73	29	102
RECOMMENDED ALLOC.	258	263	262	783	293	1,076
MAX. PERMITTED ALLOC.	258	263	262	783	267	1,050
UNUSED ALLOCATIONS	0	0	0	0	-26	

• ALLOCATIONS WERE AWARDED FOR THE PORTION OF THE PROJECT IN PRIORITY AREA ONE.

MEDIUM DENSITY 10%

PROJECT	1989	1990	1991	TOTAL '89-'91	REQ. '92	TOTAL '89-'92
MORIMOTO/NEUHARTH	0	0	22	22	0	22
BANGS RANCH	18	18	0	36	0	36
BRIDGEHAVEN	22	22	6	50	0	50
RECOMMENDED ALLOC.	40	40	28	108	0	108
MAX. PERMITTED ALLOC.	40	40	40	120	41	161
UNUSED ALLOCATIONS	0	0	12	12	41	

HIGH DENSITY 25%

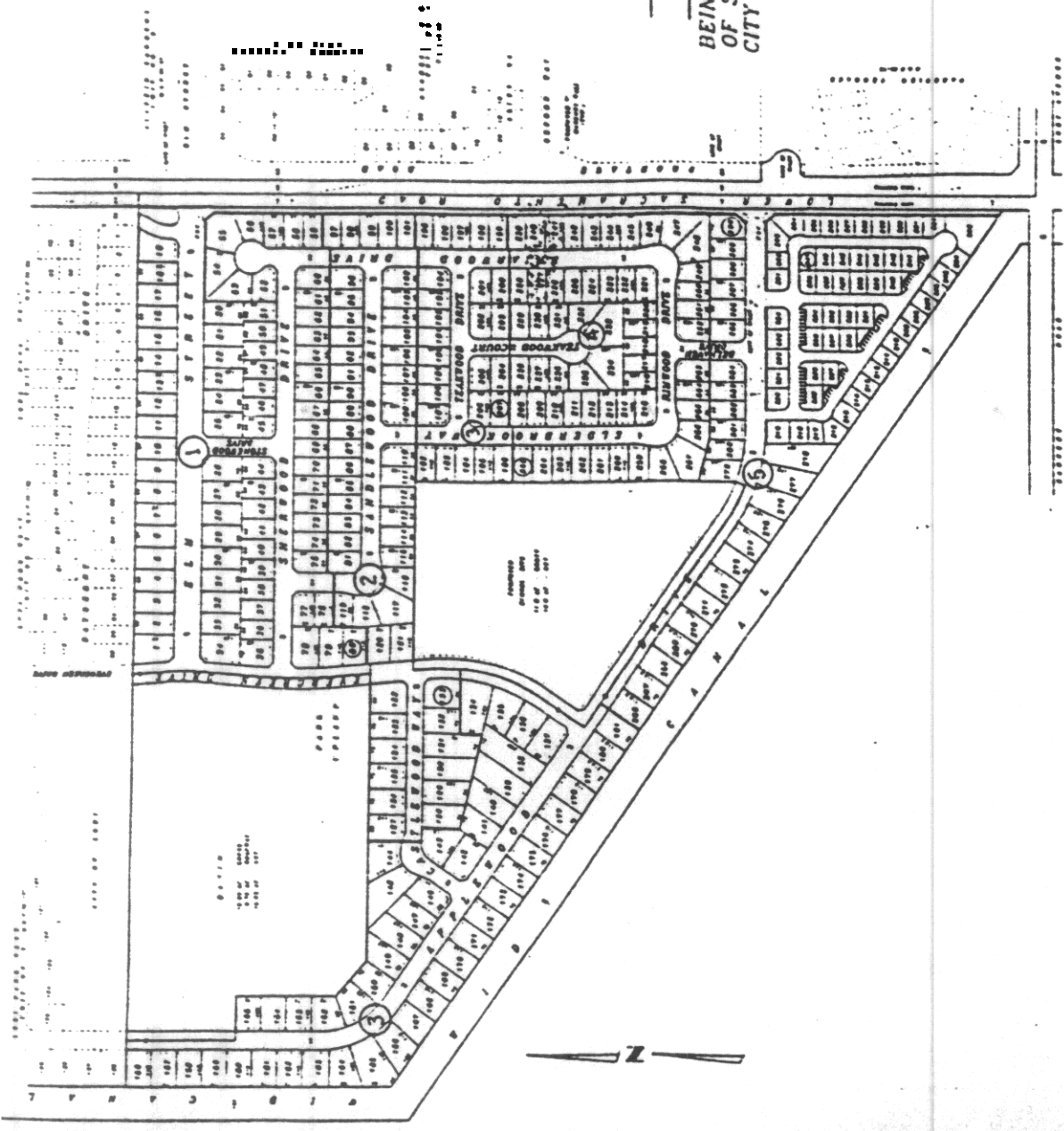
PROJECT	1989	1990	1991	TOTAL '89-'91	REQ. '92	TOTAL '89-'92
BENNETT & COMPTON	99	45	0	144	0	144
RECOMMENDED ALLOC.	99	45	0	144	0	144
MAX. PERMITTED ALLOC.	99	101	101	301	103	404
UNUSED ALLOCATIONS	0	56	101	157	103	

City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

Year	Population @ 2% growth	Pop. to be added in year	Persons/ Household	Total units per year	Single Fam. @ 65%		
Sep-89	50,990	1,020	2,572	397	258	a	99
Sep-90	52,010	1,040	2,567	404	263	a	101
Sep-91	53,050	1,061	2,630	403	262	a	101
Sep-92	54,111	1,082	Est. 2,630	411	267	41	103
Sep-93	55,193	1,104	Est. 2,630	420	271	a	105
Sep-94	56,297	1,126	Est. 2,630	428	278	43	107
Sep-95	57,423	1,148	Est. 2,630	437	284	44	109
Sep-96	58,571	1,171	Est. 2,630	445	289	45	111
Sep-97	59,742	1,195	Est. 2,630	454	295	45	114
Sep-98	60,937	1,219	Est. 2,630	463	301	46	116
Sep-99	62,156	1,243	Est. 2,630	473	307	47	111
Sep-00	63,399	1,268	Est. 2,630	482	313	48	121
Sep-01	64,667	1,293	Est. 2,630	492	320	49	123
Sep-02	65,960	1,319	Est. 2,630	502	326	50	126
Sep-03	67,279	1,346	Est. 2,630	512	333	51	128
Sep-04	68,625	1,373	Est. 2,630	522	339	52	131
Sep-05	69,998	1,400	Est. 2,630	532	346	53	133
Sep-06	71,398	1,428	Est. 2,630	543	353	54	136
Sep-07	72,826	1,457	Est. 2,630	5%	360	55	139
	Totals:	23,293	N/A	8,874	5,768	887	2,219

-- Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89
Jan '89 and '90 population numbers and persons per household per State Department of Finance.



PROPOSED PHASING

1989 80 91 REQUESTED ALLOCATION 80 UNITS

1992 80 91 REQUESTED ALLOCATION 53 UNITS

1993 80 91 REQUESTED ALLOCATION 74 UNITS

1994 80 91 REQUESTED ALLOCATION 50 UNITS

1995 80 91 REQUESTED ALLOCATION 25 UNITS

1996 80 91 REQUESTED ALLOCATION 15 UNITS

NOTES

1 THIS DEVELOPMENT CONTAINS 100+ ACRES

2 ALL TREES ARE SHOWN AND ARE NOT

3 VIOLATING TO BE SHOWN IN THIS DEVELOPMENT

REVISED FEBRUARY 1992

DEVELOPMENT PLAN

LODI WEST

BEING A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 3, T. 3 N., R. 6 E., M. D. B. & M.,
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

SCALE: 1"=150'

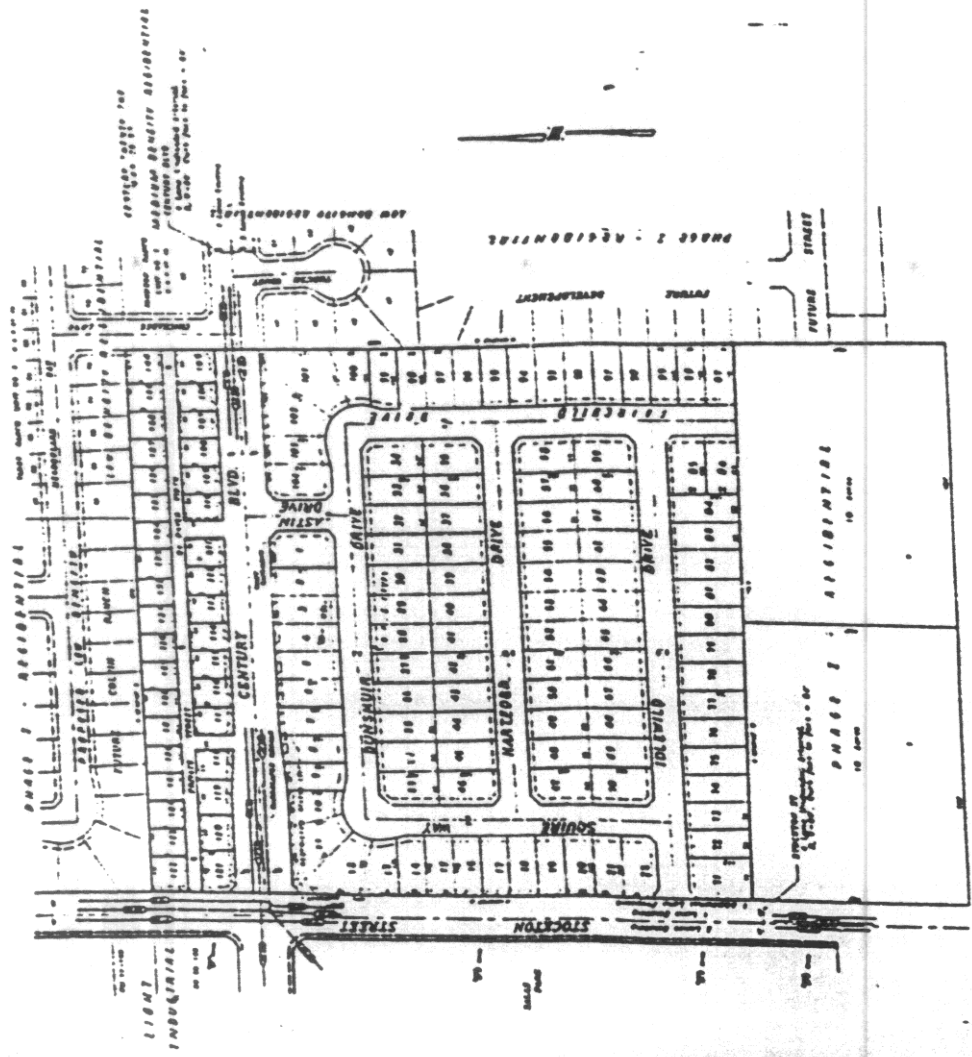
AUGUST, 1991

Prepared for
BAUMBACH & PIAZZA
1000 N. 10TH STREET
LODI, CA 93240
(209) 462-0410

Prepared by
BAUMBACH & PIAZZA
1000 N. 10TH STREET
LODI, CA 93240
(209) 462-0410

BAUMBACH & PIAZZA
Surveyors
2112 N. 10TH STREET
LODI, CA 93240

THIS MAP WAS PREPARED BY THE FOLLOWING:
 DATE: 12-1-91
 BY: J. L. BROWN
 FOR: J. L. BROWN
 1000 1st St.
 San Jose, CA 95128

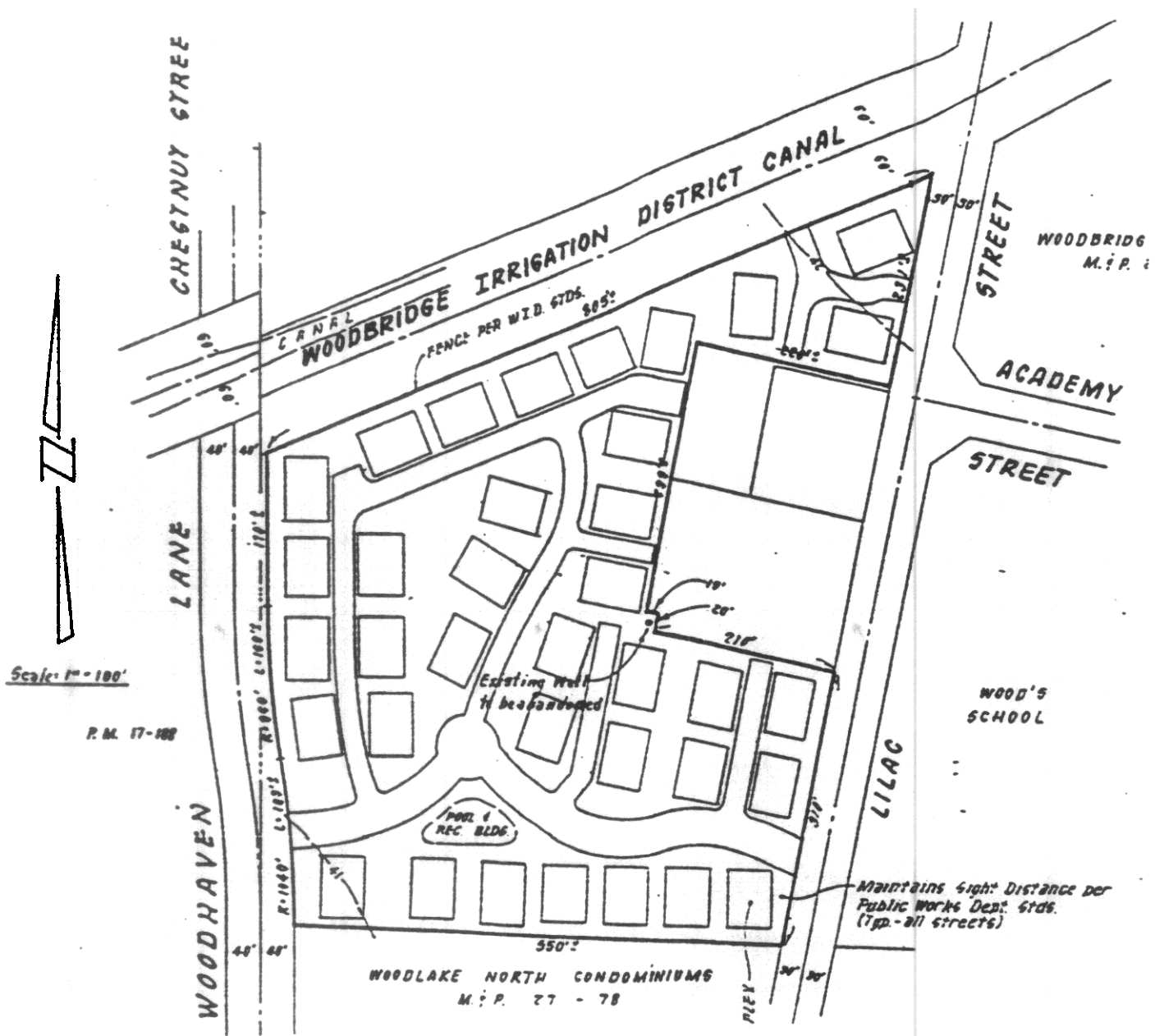


REVISED FEBRUARY, 1992
 DEVELOPMENT PLAN
 BANGS PROPERTY
 BEING A PORTION OF THE SOUTHEAST QUARTER
 OF SECTION 12, T.3 N., R.6 E., M.8 S.,
 CITY OF LOS ANGELES, SAN JOAQUIN COUNTY,
 CALIFORNIA

PREPARED FOR:
 BANGS PROPERTY
 1000 1st St.
 San Jose, CA 95128
 PREPARED BY:
 J. L. BROWN
 1000 1st St.
 San Jose, CA 95128

SCALE: 1" = 100'

SHEET 1 OF 2 12-1-91 J. L. BROWN	BAYVIEW DRIVE & PIAZZA SAN JOSE, CALIFORNIA 1000 1st St.	PREPARED FOR: BANGS PROPERTY 1000 1st St. San Jose, CA 95128	PREPARED BY: J. L. BROWN 1000 1st St. San Jose, CA 95128
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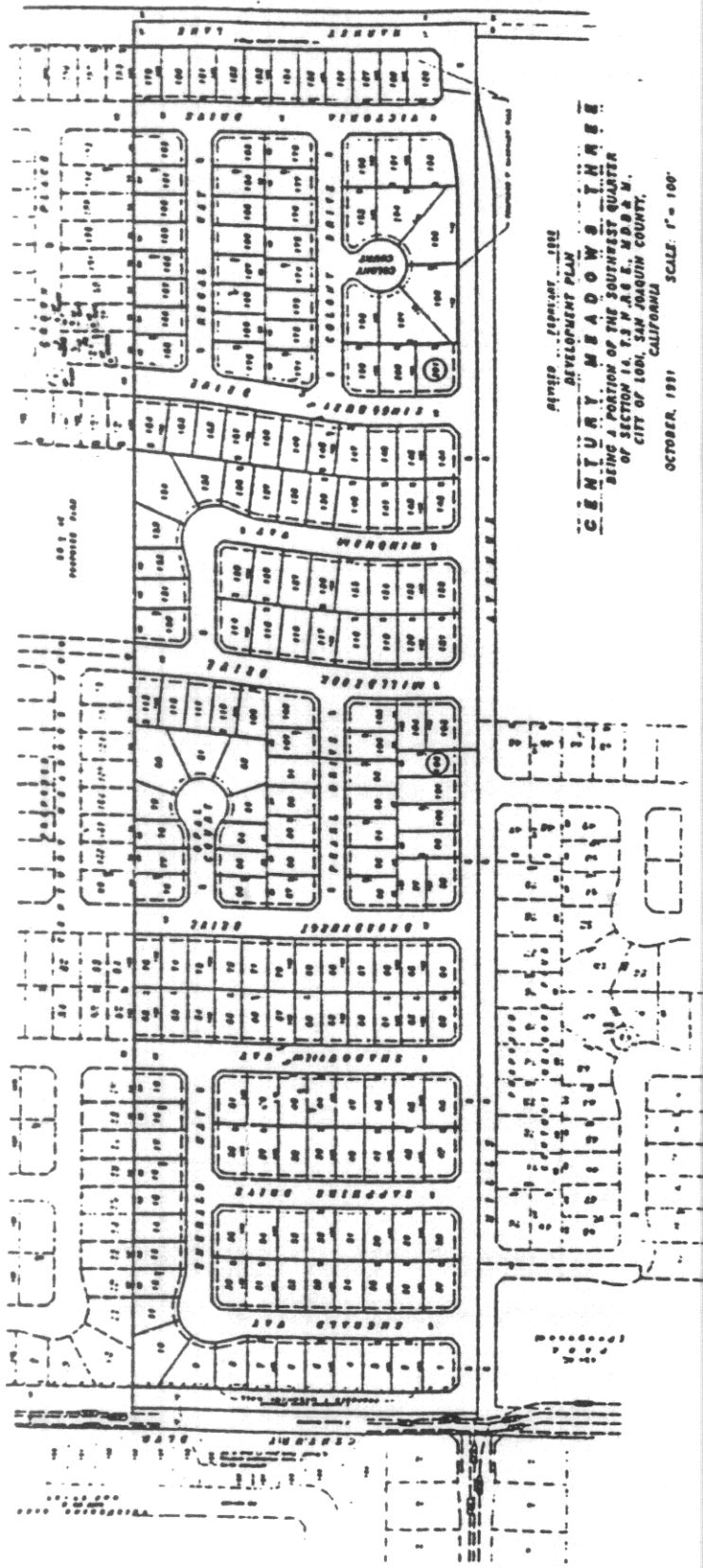


Bennett & Compton

7

PROPOSED PLAZA
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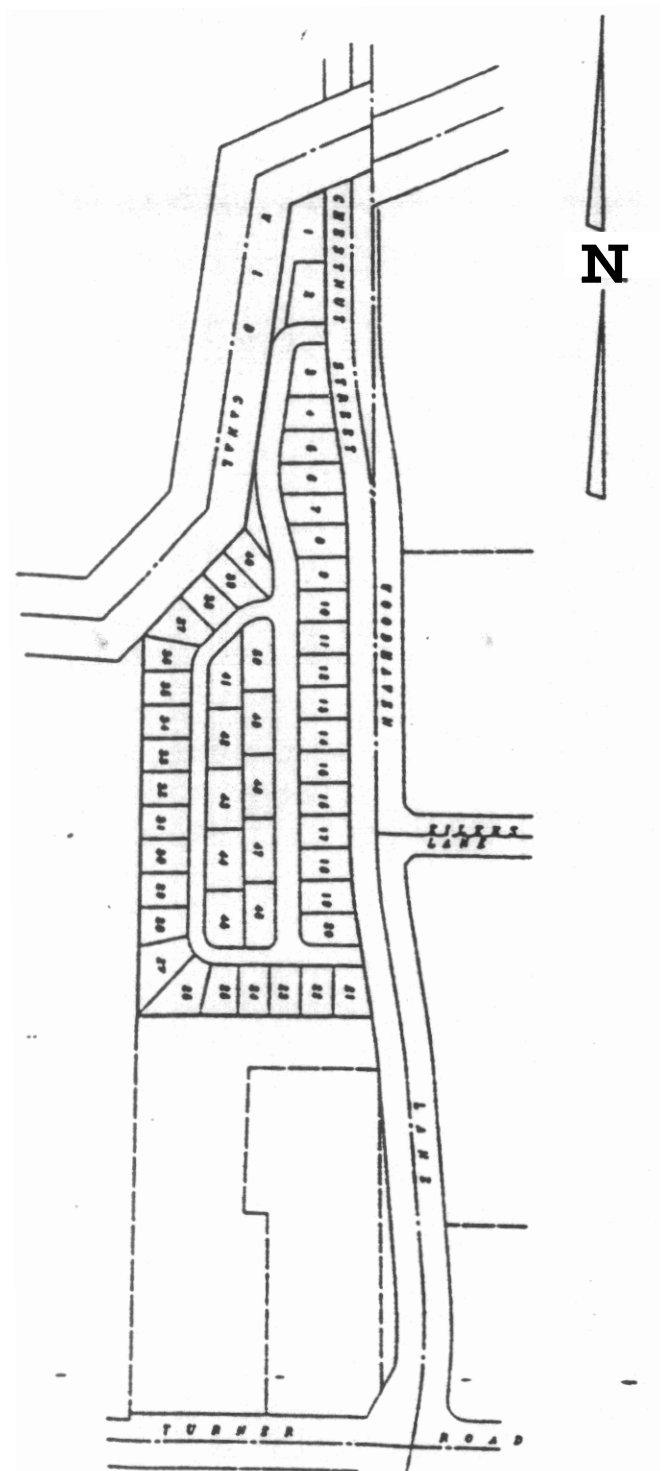
100 100 100 100 100 100 100 100 100 100
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APPROVED DEVELOPMENT PLAN
 CENTURY MEADOWS
 BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 16, T.3 N. R. 6 E., M.D.B. & M.
 CITY OF LOS ANGELES, CALIFORNIA
 OCTOBER, 1991
 SCALE: 1" = 100'

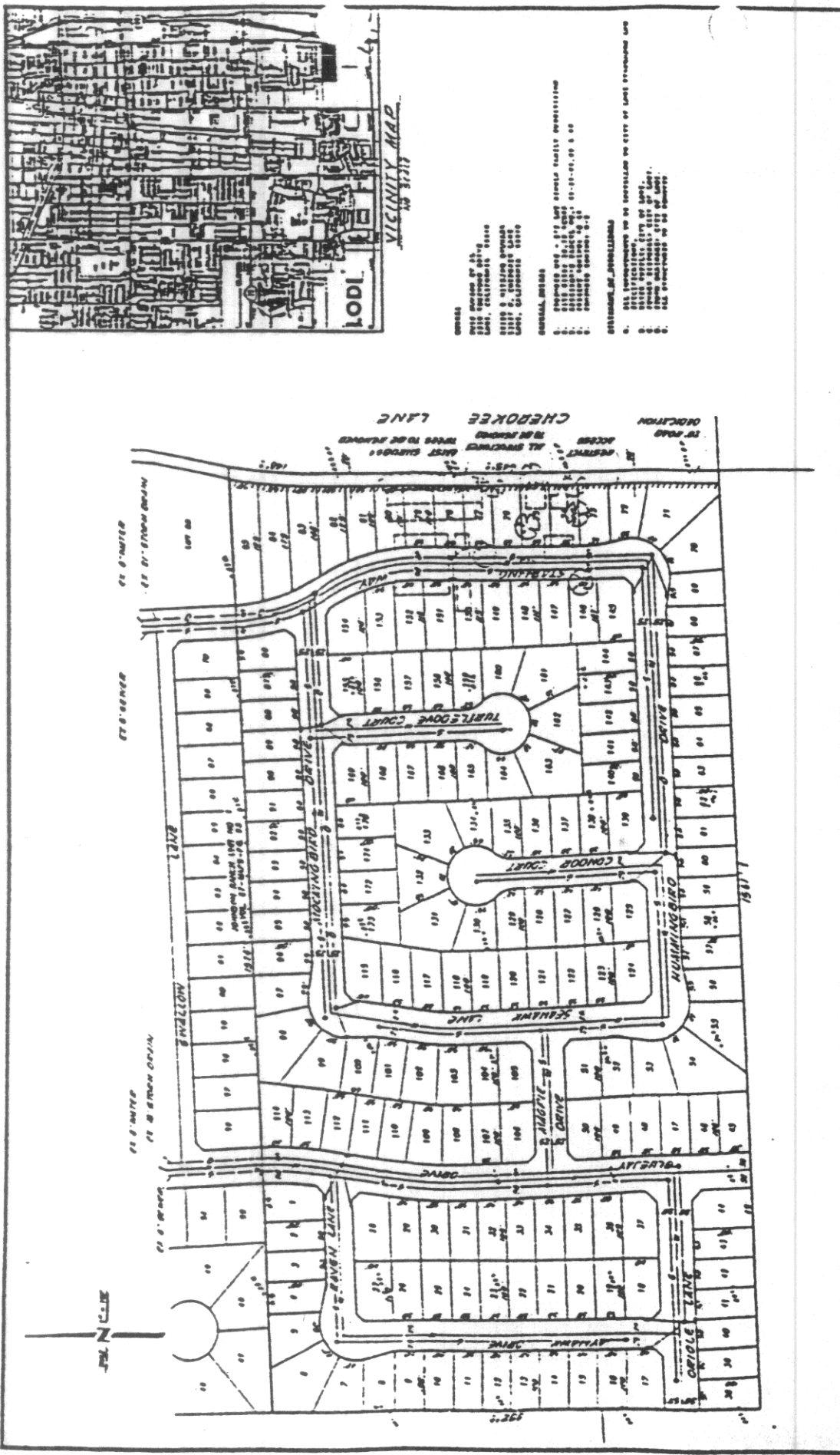
Prepared by
 Robert L. Lee
 2800 Sunset Street, Suite 200
 Los Angeles, CA 90068
 (213) 400-1100

SHEET 1 OF 3 100-100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100	LAND USE	DEVELOPMENT PLAN	BAUMBACH & PIAZZA SUNNYVALE 2222 "A" STREET, SUITE 210	100-100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100	100-100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100	100-100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100
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N

Bridgehaven



THOMPSON-HYSELL ENGINEERS

1010 10TH STREET, BOSTON, CALIFORNIA

SHEET
NUMBER
1 OF 1

APPROVED BY:
DATE:

JOHNSON RANCH UNIT NO. 2

A SUBDIVISION OF A PORTION OF THE SOUTHEAST
QUARTER OF SECTION 13, T.3N., R.4E., S.40 & 41
COUNTY OF CALIFORNIA

1000 10TH STREET, BOSTON, CALIFORNIA

DEVELOPMENT PLAN

1000 10TH STREET, BOSTON, CALIFORNIA